

118.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

728,200 / 728,200

USE VALUE:

728,200 / 728,200

ASSESSED:

728,200 / 728,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZAMIEROWSKI NANCY A /TRUSTEE	
Owner 2: NANCY A ZAMIEROWSKI 2015 TRUST	
Owner 3:	

Street 1: 12 ELWERN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ZAMIEROWSKI NANCY -

Owner 2: -

Street 1: 12 ELWERN ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,872 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 1156 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9872	Sq. Ft.	Site			0	70.	0.73	6									501,315						501,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		9872.000	226,900		501,300	728,200			75750
							GIS Ref		
							GIS Ref		
							Insp Date		
							12/01/18		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	226,900	0	9,872.	501,300	728,200		Year End Roll	12/10/2020
2020	101	FV	226,900	0	9,872.	501,300	728,200		Year End Roll	12/18/2019
2019	101	FV	195,100	0	9,872.	494,200	689,300	689,300	Year End Roll	1/3/2019
2018	101	FV	195,100	0	9,872.	379,600	574,700	574,700	Year End Roll	12/20/2017
2017	101	FV	195,100	0	9,872.	358,100	553,200	553,200	Year End Roll	1/3/2017
2016	101	FV	195,100	0	9,872.	329,400	524,500	524,500	Year End	1/4/2016
2015	101	FV	194,200	0	9,872.	307,900	502,100	502,100	Year End Roll	12/11/2014
2014	101	FV	194,200	0	9,872.	283,600	477,800	477,800	Year End Roll	12/16/2013

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
ZAMIEROWSKI NAN		66078-90		9/16/2015	Convenience			1	No	No		
HANSEN GRACE J		21504-561		10/30/1991	Estate/Div		160,000	No	No	Grace Hansen dod 4/1/1991		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/22/2002	636	Addition	50,000	O		G4	GR FY04	14X14 ADDITION-12X	12/1/2018	MEAS&NOTICE	HS	Hanne S
									11/18/2008	Meas/Inspect	163	PATRIOT
									3/17/2000	Inspected	264	PATRIOT
									2/15/2000	Measured	264	PATRIOT
									8/30/1993		AS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 19 - Ranch				Full Bath: 1	Rating: Very Good																														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																														
Foundation: 1 - Concrete				A 3QBth:	Rating:																														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Fair																														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																														
Sec Wall:		%		OthrFix: 1	Rating: Good																														
Roof Struct: 1 - Gable				OTHER FEATURES																															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																														
Color: GREEN				A Kits:	Rating:																														
View / Desir:				Frl: 1	Rating: Good																														
GENERAL INFORMATION				WSFlue:	Rating:																														
Grade: C - Average				CONDOS INFORMATION																															
Year Blt: 1950	Eff Yr Blt:			Location:																															
Alt LUC:		Alt %:		Total Units:																															
Jurisdict: G4		Fact: .		Floor:																															
Const Mod:				% Own:																															
Lump Sum Adj:				Name:																															
INTERIOR INFORMATION				DEPRECIATION																															
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %																														
Prim Int Wall: 1 - Drywall				Functional:		%																													
Sec Int Wall:		%		Economic:		%																													
Partition: T - Typical				Special:		%																													
Prim Floors: 3 - Hardwood				Override:		%																													
Sec Floors:		%		Total:	18.6 %																														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																															
Subfloor:				Basic \$ / SQ: 95.00																															
Bsmnt Gar: 1				Size Adj: 1.35000002																															
Electric: 3 - Typical				Const Adj: 0.99989998																															
Insulation: 2 - Typical				Adj \$ / SQ: 128.237																															
Int vs Ext: S				Other Features: 91607																															
Heat Fuel: 2 - Gas				Grade Factor: 1.00																															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																															
# Heat Sys: 1				NBHD Mod:																															
% Heated: 100		% AC: 100		LUC Factor: 1.00																															
Solar HW: NO		Central Vac: NO		Adj Total: 278789																															
% Com Wall		% Sprinkled:		Depreciation: 51855																															
				Depreciated Total: 226934																															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																							
SPEC FEATURES/YARD ITEMS																																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
PARCEL ID 118.0-0001-0005.0																																			
More: N				Total Yard Items:				Total Special Features:				Total:																							
SKETCH																																			
<table border="1"> <tr> <td>WDK (168)</td> <td>14</td> <td>FFL (196)</td> <td>14</td> </tr> <tr> <td colspan="2">14</td> <td colspan="2">12</td> </tr> <tr> <td colspan="4">24</td> </tr> <tr> <td colspan="4">FFL BMT (960)</td> </tr> <tr> <td colspan="4">40</td> </tr> </table>																WDK (168)	14	FFL (196)	14	14		12		24				FFL BMT (960)				40			
WDK (168)	14	FFL (196)	14																																
14		12																																	
24																																			
FFL BMT (960)																																			
40																																			
SUB AREA																																			
SUB AREA DETAIL																																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																									
FFL	First Floor	1,156	128.240	148,242																															
BMT	Basement	960	38.470	36,932																															
WDK	Deck	168	11.950	2,008																															
Net Sketched Area: 2,284					Total: 187,182																														
Size Ad	1156	Gross Are	2284	FinArea	1156																														
IMAGE																																			
AssessPro Patriot Properties, Inc																																			
																																			